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BK 7595PG 136

NO TRANSFER  
TAX PAID

DEED OF TRUSTEE  
Statutory Short Form

DWAIN B. SMITH, of Lynnfield, Massachusetts, Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, by the power conferred by law, and every other power, for consideration given, grants to JAMES C. BICKFORD whose mailing address is: 10 Lawrence St., Waterville, ME 04901, the real property in the City of Waterville, Kennebec County, Maine, described on Exhibit A attached hereto and made a part hereof.

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Meaning and intending to convey a portion of the premises described in a Quitclaim Deed from John M. Bickford and James C. Bickford, as Personal Representatives of the Estate of Dorothy E. Simpson to Dwain B. Smith, as Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, which Quitclaim Deed is of even date herewith and to be recorded in Kennebec County Registry of Deeds.

WITNESS my hand in my said capacity this 26 day of Aug., 2003.

WITNESS: Dwain B. Smith, Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended

Warren E. Winlow, Jr. D B Smith  
Dwain B. Smith, Trustee

STATE OF MAINE  
COUNTY OF KENNEBEC

On Aug. 26, 2003, personally appeared the above-named Dwain B. Smith, Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

Warren E. Winlow, Jr.  
Notary Public/Maine Attorney at Law  
Printed Name: Warren E. Winlow, Jr.

Warren E. Winlow, Jr.

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EXHIBIT A

A certain lot or parcel of land with the buildings thereon situate in Waterville, in the County of Kennebec, and State of Maine, and more particularly bounded and described as follows, to wit:

Being Lot No. 27 on a Plan of Johnson Heights made on February 23, 1938, by Harry Green, C.E., and recorded in the Kennebec County Registry of Deeds. Said lot has a frontage on Johnson Heights of seventy (70) feet and is one hundred (100) feet deep.

This conveyance is made upon the following express conditions which are to run with the land:

1. No other buildings may be erected on said land except dwelling house and private garage to be used in connection therewith.
2. Such dwelling house shall cost not less than five thousand (\$5,000.00) dollars nor shall be built for over two family occupancy.
3. No second floor porches may be built upon any house.
4. The dwelling house shall be set back at least thirty (30) feet from the line of the sidewalk except that steps, bay windows and porticoes may be allowed in this reserved area.
5. Any private garage, unless built in as part of the house, shall be set back at least seventy (70) feet from the sidewalk.
6. No animals are to be kept in, upon or about the premises except such as are usually called household pets.

Being the same premises conveyed to Pamela Ann Simpson by Warranty Deed of David A. Fairman and Linda A. Fairman dated October 26, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2256, Page 81.

RECEIVED KENNEBEC SS.

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ATTEST: *Gregory B. Heston*  
REGISTER OF DEEDS